

**APPENDIX 8: Table 1 – Permitted Uses and
Development Standards of the Zoning By-laws**
(2003 Lexington Zoning By-laws)

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Dorcas M. Shapiro

TOWN CLERK
LEXINGTON, MA

Table 1
Permitted Uses and Development Standards
[Added 5-6-1987 ATM by Art. 43; as last amended 3-22-1999 ATM by Art. 8]

Part A Residential, Institutional, Agricultural Uses

Line		RO RS	RT	RM	RD*	CN	CRS	CS	CB CLO	CRO	CM
*For uses permitted in RD Districts, see §§ 135-16A and 135-42C(3)											
1.	Residential Uses										
1.1	Permitted Residential Uses (Must also comply with operating and development standards)										
1.11	One-family dwelling	Y	Y	Y -	SP	Y	N	N	N	N	N
1.12	Two-family dwelling, semi-detached dwelling	N	Y	Y	SP*	Y	N	N	N	N	N
1.13	Conversion of one-family dwelling to two-family dwelling (see § 135-20 elsewhere in this By-Law)	SP	Y	Y	N	Y	N	N	N	N	N
1.14	Conversion of one-family dwelling to congregate living facility (see § 135-21 elsewhere in this By-Law)	SP	SP	Y	SP*	SP	N	N	N	N	N
1.15	Dwelling unit in commercial or institutional building for security, maintenance or administrative employee	Y	Y	Y	SP*	Y	Y	Y	Y	Y	Y
1.16	(Reserved)										
1.17	Temporary dwelling, which may include a mobile home to replace a permanent dwelling which has been damaged or destroyed by fire, natural catastrophe, or by demolition or substantial reconstruction (see § 135-9F)	Y	Y	Y	Y	N	N	N	N	N	N
1.18	Residential developments with three or more dwelling units. All residential developments with three or more dwelling units require a special permit with site plan review (SPS). See Article IX.	SPS	SPS	N***	SPS	N	N	N	N	N	N
	Types of Dwellings and Residential Facilities The types of dwellings and residential facilities permitted vary according to the type of district and the type (three alternatives) of residential developments with three or more dwelling units. Listed below, for information purposes, is a general summary. Row 2 of the Schedule of Permitted Buildings, Density and Dimensional Standards controls which types of dwellings are permitted.										
	1.181 One-family detached	Y	Y	N***	SP*	N	N	N	N	N	N
	1.182 One-family attached, two-family	SP	Y	N***	SP*	N	N	N	N	N	N
	1.183 Townhouse	SP	SP	N***	SP*	N	N	N	N	N	N
	1.184 Three-family, four-family, multifamily	N	N	N***	SP*	N	N	N	N	N	N
	1.185 Rooming house, group quarters	N**	N**	N***	SP*	N	N	N	N	N	N
	1.186 Group care facility, congregate living facility, long-term care facility, assisted living residence, independent living residence	N	N	N***	SP*	N	N	N	N	N	N
	1.187 Conversion of a municipal building to residential use (see § 135-51)	SPS	SPS	N***	SP*	N	N	N	N	N	N
	*Subject to a preliminary site development and use plan [see §§ 135-16A and 135-42C(3)].										
	**Y, if accessory to a religious or educational use.										
	***Development of new multifamily dwellings is not permitted in the RM District; these uses are permitted in RM Districts in existence in January 1985.										

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Table 1
Permitted Uses and Development Standards

Part A
Residential, Institutional, Agricultural Uses
(Cont'd)

Donna M. Shaper
TOWN CLERK
LEXINGTON, MA

Line		RO RS	RT	RM	RD*	CN	CRS	CS	CB CLO	CRO	CM
	*For uses permitted in RD Districts, see §§ 135-16A and 135-42C(3)										
1.2	Accessory Uses for Residential Uses (see also line 5, accessory uses permitted in all residential, institutional, agricultural uses)										
1.21	Rooming units, without kitchen facilities, for not more than three persons in an existing dwelling, provided the building contains a dwelling unit occupied by a family	Y	Y	Y	SP	N	N	N	N	N	N
1.22	Accessory apartment in one-family dwelling (see § 135-19 elsewhere in this By-Law)	Y	Y	Y	SP	Y	N	N	N	N	N
1.23	Bed-and-breakfast home (see § 135-22)	Y	N	N	N	N	N	N	N	N	N
1.24	Home occupation in which there is no exterior evidence of the occupation, no employee who is not also a resident in the dwelling, and not more than one customer or client visits the dwelling at one time	Y	Y	Y	SP	Y	N	N	N	N	N
1.25	Home occupation, or office of a physician, dentist or other professional person, residing in the dwelling, provided there is no exterior evidence of the occupation and each employee is also a resident in the dwelling; may have customers or clients visit the dwelling	SP	SP	SP	SP	Y	N	N	N	N	N
1.26	Tool shed, storage shed, garden house subject to the same dimensional controls as a principal building	Y	Y	Y	Y	Y	N	N	N	N	N
1.27	Greenhouse not used for commercial purposes subject to the same dimensional controls as a principal building	Y	Y	Y	Y	Y	N	N	N	N	N
1.28	Swimming pool (see § 135-25A)	Y	Y	Y	SP	Y	N	N	N	N	N
1.29	Tennis court or court for a sport played with a racquet or paddle including handball (see § 135-25A)	SP	SP	SP	SP	Y	N	N	N	N	N
1.30	Satellite receiving antenna (see § 135-25B)	Y	Y	Y	SP	Y	N	N	N	N	N
1.31	Off-street parking for automobiles. If outdoor parking spaces are provided for more than four automobiles for a dwelling unit, a special permit is required.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1.32	An off-street parking space, which may be in a garage or outdoors, for not more than one commercial vehicle, not larger than 10,000 pounds, gross vehicle weight rating, which is used by a resident of the dwelling. Not more than one other commercial vehicle not in excess of 15,000 pounds, gross vehicle weight rating, which is used by a resident of the dwelling, may be parked in a same unit.	Y	Y	Y	Y	Y	N	N	N	N	N

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Permitted Uses and Development Standards

Part A
Residential, Institutional, Agricultural Uses
(Cont'd)

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Line		RO RS	RT	RM	RD*	CN	CRS	CS	CB CLO	CRO	CM
*For uses permitted in RD Districts, see §§ 135-16A and 135-42C(3)											
1.33	Outdoor storage of not more than one unregistered automobile which shall be parked only in an area not within the minimum yard required for the principal dwelling and which is screened from the view of abutting lots and the street. This limitation does not apply to such vehicles stored within a building.	Y	Y	Y	Y	Y	N	N	N	N	N
1.34	Convenience business or other commercial uses in a multi-family development (see § 135-45B)	N	N	N	SP	N	N	N	N	N	N
2.	Institutional Uses										
2.1	Permitted Institutional Uses (Must also comply with operating and development standards)										
2.11	Churches, synagogues, and temples (including associated dwellings for religious personnel and associated buildings used for religious purposes)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.12	Day-care center (see definition), school age child care program (see definition), nursery school, kindergarten	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.13	Family day-care home (see definition) for not more than six children	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP
2.14	Elementary or secondary school, trade or vocational school for elementary and secondary school students, operated by a public agency, or by a religious sect or denomination, or a nonprofit educational corporation; includes associated buildings and land used for educational purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.15	Public or private nonprofit college or technical school, trade or vocational school operated for college-age students; includes buildings, land or other facilities used for educational purposes but not including space used for revenue-producing purposes not directly associated with the education of students (for space used for revenue-producing purposes, see commercial uses)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.16	Public parks, playgrounds, municipal buildings or uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.17	Museum, art gallery, private library	SP	SP	SP	SP	Y	Y	N	Y	Y	N
2.18	Nonprofit community service center or charitable organization	SP	SP	SP	SP	Y	Y	N	Y	Y	Y

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Table 1
Permitted Uses and Development Standards

Part A
Residential, Institutional, Agricultural Uses
(Cont'd)

Donna M. Hooper
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LEXINGTON, MA

Line		RO RS	RT	RM	RD*	CN	CRS	CS	CB CLO	CRO	C
*For uses permitted in RD Districts, see §§ 135-16A and 135-42C(3)											
2.19	Private, nonprofit club or lodge of social, fraternal, veterans, professional or political association; union hall; not including a recreational club	SP	SP	SP	SP	Y	Y	N	Y	Y	Y
2.20	Private nonprofit recreational facility such as golf course, tennis or swimming club	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y
2.21	Cemetery	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
2.3	Accessory Uses, Institutional Uses (see also line 5, accessory uses permitted in all residential, institutional, agricultural uses)										
2.31	Within a lodge or recreational club, kitchen, dining room, function room available for members but not open to the general public	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y
2.32	Within a recreational club, place for the sale of related equipment, such as balls; snack bar	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y
2.33	Within a school, kitchen and dining facilities for staff or students; dwelling units for staff	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y
2.4	Development Standards										
2.41	Uses and structures with less than 10,000 square feet of gross floor area, including the area of any existing structure but not including any floor area devoted to parking, on a lot provided the use is permitted	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
2.42	Uses and structures with 10,000 square feet or more of gross floor area, including the area of any existing structure but not including any floor area devoted to parking, on a lot provided the use is permitted and the SPGA grants a special permit with site plan (see §§ 135-12 and 135-13) [A religious or nonprofit educational use, as described in § 135-9E(1), is permitted as a matter of right in all zoning districts.]	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS
3. Agricultural, Natural Resource Uses											
3.1 Permitted Agricultural, Natural Resource Uses											
3.11	Farm for the raising of crops	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.12	Farm or ranch for the raising or boarding, breeding of cattle, poultry, horses or other livestock provided the area of the lot is at least five acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.13	Commercial greenhouse or nursery with retail sales (see § 135-24)	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
3.14	Roadside stand (for two-year terms)	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
3.15	Removal from a lot of earth materials for sale such as loam, sod, sand, gravel, stone, rock or clay	SP	N	N	N	N	N	N	N	N	N
*Y, if the use satisfies all of the requirements for the so-called agricultural exemption in the State Zoning Act, Chapter 40A, Section 3.											

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Table 1
Permitted Uses and Development Standards

Part A
Residential, Institutional, Agricultural Uses
(Cont'd)

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Line		RO RS	RT	RM	RD*	CN	CRS	CS	CB CLO	CRO	CM
	*For uses permitted in RD Districts, see §§ 135-16A and 135-42C(3)										
4.	Commercial Uses in Residential Districts										
4.1	Permitted Commercial Uses in Residential Districts					For permitted commercial uses in commercial districts, see Part B of this table					
4.11	Privately owned for-profit recreational facilities for golf, tennis or swimming	SP	SP	SP	SP						
4.12	Horseback riding area, stables operated for profit	SP	SP	SP	SP						
4.13	Utility substation or pumping station provided no public business office is permitted and all outdoor storage of equipment or material is permanently screened from the view of adjoining lots and the street (see Article X)	Y	Y	Y	Y						
4.14	Seasonal sale of Christmas trees and wreaths	SP	SP	SP	SP						
4.15	Wireless communication facility (see Article XV)	SP	SP	SP	SP						
5.	Accessory and Temporary Uses Permitted for all Residential, Institutional and Agricultural Uses										
5.11	Off-street parking, off-street loading (see Article XI)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.12	Dwelling unit in institutional building for security, maintenance or administrative personnel	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
5.13	Building for storage of tools, lawn and garden equipment and supplies subject to same dimensional controls as a principal building.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.14	Greenhouse not used for commercial purposes subject to the same dimensional controls as a principal building	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
5.15	Swimming pool (see § 135-25A)	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
5.16	Tennis court or court for a sport played with a racquet, includes handball (see § 135-25A)	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y
5.17	Satellite receiving antenna (see § 135-25B)	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
5.18	Parking of trucks or other equipment to be used for the maintenance of buildings and grounds only; shall be parked only in a garage or in an area not within the minimum yard for the principal building and shall be screened from the view of abutting lots and the street (see Article X)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.19	Convenience business or other commercial uses in an institutional building; provided the use is conducted entirely within the principal building, is conducted primarily for the occupants or employees of the principal use and there is no evidence of the conduct of the accessory use from the street or from any lot line	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
5.20	Accessory sign, as permitted by Article XIII.	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y

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Table 1
Permitted Uses and Development Standards

Part A
Residential, Institutional, Agricultural Uses
(Cont'd)

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Line		RO RS	RT	RM	RD*	CN	CRS	CS	CB CLO	CRO	CN
*For uses permitted in RD Districts, see §§ 135-16A and 135-42C(3)											
Temporary Uses						For permitted temporary uses in commercial districts see Part B of this table					
5.21	Temporary building(s) or trailer(s) incidental to the construction of a building or land development (see § 135-9F)	Y	Y	Y	Y						
5.22	Temporary structures and uses not otherwise permitted in the district provided the SPGA makes a finding that the proposed structure or use is compatible with the neighborhood (see § 135-9F)	SP	SP	SP	SP						

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Table 1
Permitted Uses and Development Standards

Part B
Commercial Uses

Note: Commercial uses are not permitted in residential districts
except as indicated in Part A

[Amended 4-8-2002 ATM by Art. 16; 4-8-2002 by Art. 17]

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LEXINGTON, MA

Line		CN	CRS	CS	CB	CLO	CRO	CM
All Commercial Uses								
B.1	Operating Standards							
B.11	All operations are conducted entirely within an enclosed building	Y	Y	Y	Y	Y	Y	Y
B.12	Operations, in part or in whole, conducted outdoors during operating hours and subject to the transition and screening requirements set forth in Article X	SP	Y	Y	SP	SP	SP	Y
B.13	Storage of equipment and products outdoors during non-operating hours	N	Y	Y	Y	N	SP	SP
B.2	Development Standards							
B.21	Uses and structures with less than 10,000 square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot provided the use is permitted and complies with the operating and development standards in this table	Y	Y	Y	Y	Y	Y	Y
B.22	Uses and structures with 10,000 or more square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot provided the SPGA grants an SPS as provided in §§ 135-12 and 135-13	SPS	SPS	SPS	SPS	SPS	SPS	SPS
6.	Office Uses							
6.1	Permitted Office Uses (Must also comply with operating and development standards)							
6.11	Real estate development, management	N	Y	N	Y	Y	Y	Y
6.12	Finance, credit, investment but not a bank (see line 7.15)	N	Y	N	Y	Y	Y	Y
6.13	Medical, dental, psychiatric office, but not a clinic (see line 7.21)	Y	Y	N	Y	Y	Y	Y
a.	With related laboratory	N	Y	N	Y	Y	Y	Y
6.14	Professional services such as law, engineering, architecture, consulting service	N	Y	N	Y	Y	Y	Y
6.15	Advertising, editing, composition, but not including printing or other reproduction service	N	N	N	N	Y	Y	Y
6.16	Employment agency, office of a business, professional, labor, civic or social association	N	Y	N	Y	Y	Y	Y
6.17	Office of manufacturer's representative or salesman with no sales or storage and distribution of products from the premises	N	Y	N	Y	Y	Y	Y
6.18	Other business or administrative office, not elsewhere classified	N	N	N	Y	Y	Y	Y
6.2	Development Standards							
6.21	Office located on a street level floor	Y	N	N	N	Y	Y	Y
6.22	Office located on any floor other than on a street level floor; * permitted in a basement	N*	Y	N	Y	Y	Y	Y
6.23	Office space of all companies in a building occupies a total of more than 50% of the floor area in a building	N	N	N	Y	Y	Y	Y
6.24	Offices in which one company has not more than 1,000 square feet of floor area in a building	Y	Y	N	Y	Y	Y	Y
6.25	Offices in which one company has more than 1,000 square feet of floor area but not more than 2,500 square feet of floor area in a building	N	Y	N	Y	Y	Y	Y
6.26	Building used for offices without limit as to the amount of floor area one company may occupy or the percentage of floor area occupied by offices	N	N	N	N	N	Y	Y
7.	Personal, Business Services							
7.1	Permitted Personal, Business Service Uses (Must also comply with operating and development standards)							
7.11	Beauty salon, barber shop	Y	Y	Y	Y	Y	N	N

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Table 1
Permitted Uses and Development Standards

Part B
Commercial Uses

Note: Commercial uses are not permitted in residential districts except as indicated in Part A
(Cont'd)

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TOWN CLERK
LEXINGTON, MA

Line		CN	CRS	CS	CB	CLO	CRO	CM
7.12	Laundry or dry cleaning pickup station with processing done elsewhere; laundry or dry cleaning with processing on the premises subject to the development standards for the district; self-service laundromat or dry cleaning	Y	Y	Y	N	N	N	N
7.13	Tailor, dressmaker, shoe repair	Y	Y	Y	Y	N	N	N
7.14	Real estate sales or rental	Y	Y	N	Y	Y	Y	Y
7.15	Bank, credit union	N	Y	N	Y	Y	Y	Y
	a. Automatic teller machine which may be either a principal use or an accessory use	SP	Y	Y	Y	Y	Y	Y
	b. With drive-up window or auto-oriented branch bank	N	SP	N	N	N	SP	SP
7.16	Travel agency, insurance agency, ticket agency	N	Y	N	Y	Y	Y	Y
7.17	Photographic services including commercial photography	Y	Y	Y	Y	Y	Y	Y
7.18	Repair of household appliances, small tools or equipment, rental of equipment or tools for use in a home	Y	Y	Y	Y	N	N	N
7.19	Funeral parlor	N	N	Y	N	Y	N	N
7.20	Photocopying, reproduction services but not commercial printing	Y	Y	Y	Y	Y	Y	Y
7.21	Medical clinic for out-patient services	N	Y	N	Y	Y	Y	Y
7.22	For-profit school for instruction in art, skills or vocational training	N	Y	Y	Y	Y	Y	Y
7.23	Commercial printing, publishing	N	N	Y	Y	Y	N	Y
7.24	Newspaper distribution agency	N	N	Y	N	Y	N	Y
7.25	Office of veterinarian	N	N	Y	N	N	N	N
7.26	Kennel, boarding of household pets	N	N	Y	N	N	N	N
7.27	Pet grooming service provided that it shall be conducted entirely within the principal building and no pets shall be boarded overnight; where conducted as accessory to a kennel (line 7.26), those restrictions shall not apply	N	Y	Y	Y	N	N	N
7.28	Private postal services (see definition)	N	Y	Y	N	Y	Y	Y
7.29	Recycling collection store (see also § 135-17A)	N	N	SP	N	N	N	N
7.3	Development Standards							
7.31	Services with less than 1,500 square feet of floor area per establishment	Y	Y	Y	Y	Y	Y	Y
7.32	Services with 1,500 or more square feet of floor area per establishment	N	Y	Y	Y	Y	Y	Y
8.	Sales or Rental of Goods, Equipment							
8.1	Permitted Retail Sales and Rental Uses (Must also comply with operating and development standards)							
8.11	Convenience goods often bought on a daily basis such as food, candy, newspapers, tobacco products	Y	Y	Y	Y	Y	N	N
8.12	General merchandise, department stores	N	Y	N	Y	N	N	N
8.13	Food, but not that intended for consumption on the premises, includes delicatessen or bakery, but not a takeout or fast-food service	Y	Y	N	Y	N	N	N
8.14	Package liquor store, with no consumption of beverages on the premises	N	SP	N	Y	N	N	N
8.15	Apparel, fabrics and accessories	Y	Y	N	Y	N	N	N
8.16	Furniture, home furnishings, home appliances and equipment, carpets	N	Y	N	Y	N	N	N

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Table 1
Permitted Uses and Development Standards

Part B Commercial Uses

Note: Commercial uses are not permitted in residential districts
except as indicated in Part A
(Cont'd)

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LEXINGTON, MA

Line		CN	CRS	CS	CB	CLO	CRO	CM
8.17	Other retail goods such as books, stationery, drugs, sporting goods, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, and the like which are typically of a size that a customer can carry by hand	Y	Y	N	Y	N	N	N
8.18	Hardware, paint, wallpaper	Y	Y	Y	Y	N	N	N
8.19	Building materials	N	Y	Y	Y	N	N	N
8.20	Lawn and garden supplies and equipment	N	Y	Y	N	N	N	N
8.21	Sale or rental of equipment and supplies such as office furniture, to other businesses	N	Y	Y	N	N	N	N
8.3	Development Standards							
8.31	Stores with less than 2,000 square feet of floor area per establishment	Y	Y	Y	Y	Y	N	N
8.32	Stores with 2,000 or more square feet of floor area per establishment	N	Y	Y	Y	N	N	N
8.33	All sales or rental conducted entirely within a fully enclosed building; temporary display of products outdoors during operating hours permitted	Y	Y	Y	Y	Y	N	N
8.34	Sales or rental conducted in part outdoors with permanent display of products during non-operating hours; subject to screening requirements in Article X	N	Y	Y	Y	N	N	N
9.	Eating and Drinking, Transient Accommodations							
9.1	Permitted Eating and Drinking Establishments, Transient Accommodations (Must also comply with operating and development standards)							
9.11	Restaurant							
9.12	Fast-food or takeout service serving enough food to comprise a meal	N	SP	N	SP	N	SP	SP
9.13	Takeout or fast-food service serving food or beverages, such as coffee, snacks, ice cream, or donuts, but not enough to comprise a meal	SP	SP	SP	SP	N	N	N
9.14	Caterer or other establishment preparing meals for groups of people	N	N	SP	N	N	N	N
9.15	Drive-in or drive-thru food service establishment	N	N	N	N	N	N	N
9.16	Hotel, motel	N	N	N	SP	N	SP	SP
10	Commercial Recreation, Amusement, Entertainment							
10.1	Permitted Commercial Recreation, Amusement, Entertainment Uses (Must also comply with operating and development standards)							
10.11	Movie theater (indoor)							
10.12	Indoor athletic and exercise facilities, weight reduction salon	N	N	N	Y	N	N	N
11.	Motor Vehicle Related Sales and Service Uses							
11.1	Permitted Motor Vehicle Related Sales and Service Uses (Must also comply with operating and development standards)							
11.11	Motor vehicle sales or rental; includes automobiles, trucks, campers, vans, recreational vehicles, or trailers	N	SP	SP	N	N	N	SP
11.12	Service station, sale of fuel and other motor oil products and accessories such as batteries, tires	N	SP	SP	N	N	N	N
11.13	Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories	N	N	SP	N	N	N	N
11.14	Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting	N	SP	SP	N	N	N	SP
11.15	Substantial motor vehicle repair including engine overhaul, body work and painting	N	N	SP	N	N	N	N
11.16	Car wash conducted entirely within a building	N	N	SP	N	N	N	N
11.17	Automobile parking lot where the parking spaces do not serve a principal use on the same lot and where no sales or service takes place	N	N	SP	SP	N	SP	SP

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Table 1
Permitted Uses and Development Standards

Part B Commercial Uses

Note: Commercial uses are not permitted in residential districts except as indicated in Part A
(Cont'd)

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Dorcas M. Stinson
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LEXINGTON, MA

Line		CN	CRS	CS	CB	CLO	CRO	CM
11.18	Storage of automobiles or trucks where the principal user of the vehicles is not on the same lot	N	N	SP	N	N	N	N
11.2	Development Standards							
11.21	Activities conducted entirely within a fully enclosed building	N	SP	SP	N	N	N	SP
11.22	Activities conducted outside of a building, in an open area	N	SP	SP	SP	N	SP	SP
11.23	Open-air storage of inoperable and unregistered motor vehicles where accessory to a permitted principal use	N	N	SP	N	N	N	N
12.	Construction, Storage, Distribution and Industrial Services							
12.1	Permitted Construction, Storage, Distribution and Industrial Service Uses (Must also comply with operating and development standards)							
12.11	Laundry, dry cleaning where clothes or other fabrics are washed or cleaned, but not including carpets	N	N	SP	N	N	N	N
12.12	Bakery	N	N	Y	N	N	N	N
12.13	Industrial services such as machine shop, welding	N	N	SP	N	N	N	Y
12.14	Commercial mover, associated storage facilities	N	N	SP	N	N	N	Y
12.15	Distribution center, parcel delivery, commercial mail delivery center	N	N	N	N	N	Y	Y
12.16	Office, display or sales space of a wholesale or distributing establishment, provided that not more than 25% of the floor area is used for assembly of products	N	N	Y	N	N	N	N
12.17	Shop and storage facilities for tradesmen such as carpenter, plumber, electrician etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises	N	N	Y	N	N	N	N
12.18	Office, yard and storage facilities for construction company such as a general contractor, landscape contractor	N	N	SP	N	N	N	N
12.19	Fuel oil dealer including sale and repair of heating equipment but not including bulk storage of fuel oil	N	N	SP	N	N	N	N
13.	Manufacturing							
13.1	Permitted Manufacturing Uses (Must also comply with operating and development standards)							
13.11	Light manufacturing	N	N	N	N	N	N	Y
13.12	Laboratory engaged in research, experimental and testing activities, which may include the development of mock-ups and prototypes but not the manufacture of finished products	N	N	N	N	N	Y	Y
14.	Utility, Communications and Transportation							
14.1	Permitted Utility, Communications and Transportation Uses (Must also comply with operating and development standards)							
14.11	Substation, pumping station or automatic telephone exchange of a regulated public utility	SP	Y	Y	Y	Y	Y	Y
14.12	Radio, television studio, but without transmitting or receiving towers	N	Y	Y	N	N	Y	Y
14.13	Transmitting or receiving tower or antenna for commercial activities other than those which are used exclusively for wireless communication facilities	N	N	N	N	N	N	Y
14.14	Commercial ambulance service	N	N	SP	N	N	N	N
14.15	Taxicab garage, parking area	N	N	SP	N	N	N	N
14.16	Bus garage or storage facility	N	N	SP	N	N	N	N
14.17	Parking, maintenance facilities for commercial vehicles where it is a principal use	N	N	SP	N	N	N	Y
14.18	Landing place for helicopters not including storage or maintenance facilities	N	N	N	N	N	SP	SP

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Table 1
Permitted Uses and Development Standards

Part B
Commercial Uses

Note: Commercial uses are not permitted in residential districts
except as indicated in Part A
(Cont'd)

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Line		CN	CRS	CS	CB	CLO	CRO	CM
		SP*	SP*	SP*	SP*	SP*	SP*	SP*
14.19	Wireless communication facility (See Article XV) (* Y if concealed, see § 135-88B)							
15.	Open-Air, Seasonal and Special Events							
15.1	Permitted Open-Air, Seasonal and Special Events Uses (Must also comply with operating and development standards)							
15.11	Flea market	N	N	SP	N	N	N	N
15.12	Fund-raising event conducted by Lexington nonprofit organization provided permission, if required, is granted by the appropriate town agency	N	Y	Y	Y	N	N	N
15.13	Seasonal sale of Christmas trees and wreaths	SP	Y	Y	N	SP	SP	SP
16.	Accessory Uses for Commercial Uses							
16.1	Off-street parking for vehicles associated with the principal use (see Article XI). Note: An off-street parking structure must comply with the dimensional controls for a building.	Y	Y	Y	Y	Y	Y	Y
16.2	Off-street loading for vehicles associated with the principal use (see Article XI)	Y	Y	Y	Y	Y	Y	Y
16.3	Parking of trucks or other equipment to be used for the maintenance of the buildings and grounds only; shall be parked only in a garage or in an outdoor area not within the minimum yard for the principal building and shall be screened from the view of abutting lots and the street (see Article X)	N	Y	Y	Y	Y	Y	Y
16.4	Temporary overnight outdoor parking of freight carrying or material handling equipment	N	Y	Y	Y	Y	Y	Y
16.5	Building for storage of tools, lawn and garden equipment and supplies subject to same dimensional controls as a principal building	Y	Y	Y	Y	Y	Y	Y
16.6	Dumpster or other refuse disposal equipment subject to Article X	Y	Y	Y	Y	Y	Y	Y
16.7	a. Convenience business use	N	Y	Y	Y	Y	Y	Y
	b. Commercial use not otherwise permitted in district provided the use is conducted entirely within the principal building, is conducted primarily for the employees or clientele of the principal use and not for the general public and there is no evidence of the conduct of the accessory use from the street or from any lot line	N	SP	SP	SP	SP	SP	SP
16.8	Cafeteria, dining room, conference rooms, function rooms, recreational facilities for the employees and clientele of the principal use; if the use is not otherwise permitted in the district, it shall not be available to the general public and shall be conducted entirely within the principal building with no evidence of the existence of the use from the street or from any lot line	N	Y	Y	Y	Y	Y	Y
16.9	Accessory sign, as permitted by Article XIII	Y	Y	Y	Y	Y	Y	Y
16.10	Processing, storage and limited manufacturing of goods and materials related solely to research, experimental and testing activities	N	N	N	N	N	Y	Y
16.11	Uses accessory to permitted scientific research, development or related production activities	N	N	N	N	N	Y	Y
16.12	Temporary building(s) or trailer(s) incidental to the construction of a building or land (see § 135-9F)	Y	Y	Y	Y	Y	Y	Y

LEXINGTON CODE

Table 1
Permitted Uses and Development Standards

Part B Commercial Uses

Note: Commercial uses are not permitted in residential districts
except as indicated in Part A
(Cont'd)

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LEXINGTON, MA

Line		CN	CRS	CS	CB	CLO	CRO	CM
17.	Temporary Uses							
17.1	Temporary structures and uses not otherwise permitted in the district provided the SPGA makes a finding that the proposed structure or use is compatible with the neighborhood (see § 135-9F)	SP	SP	SP	SP	SP	SP	SP
18.	Prohibited Uses: All Commercial and Residential Districts							
18.1	Any use, structure, operation or activity not expressly permitted by this By-Law or not accessory to a permitted use, structure, operation or activity	N	N	N	N	N	N	N
18.2	Any use, structure, operation or activity whether otherwise permitted or accessory to a permitted use, structure, operation, or activity or not, which may be disturbing, detrimental or hazardous to persons working or living in the neighborhood by reason of special danger of fire, explosion, pollution of water ways or groundwater, corrosive or toxic fumes or materials, excessive heat, smoke, soot, obnoxious dust or glare, excessively bright or flashing lights, electromagnetic radiation, or excessive noise or vibration	N	N	N	N	N	N	N
18.3	The following uses are specifically prohibited. This is not intended to be an all inclusive list and the fact that a use, structure, operation or activity is not listed below does not mean it is permitted if it is excluded by 18.1 or 18.2. Prohibited uses are: junkyards (see definition), automobile graveyards, billboards.	N	N	N	N	N	N	N